

**Planning Commission
Technical Advisory Committee
& Planning Commission**

**The Cliff Morton Development and Business Services Center
1901 S. Alamo
Board Room**

February 25, 2008

11:30 A.M.

PRELIMINARY ITEMS

1. 11:30 A.M. – Call to Order
2. Roll Call

OTHER ITEMS

3. Briefing and consideration concerning amendments to the Unified Development Code (UDC): Article II. "Use Patterns," to add Section 35-209 related to "Form Based Development", and amending the Table of Contents, UDCII:1; and Article III. "Zoning," to add Section 35-357 pertaining to "Form Based Zoning District," and amending the Table of Contents, UDC III:2. (Department of Planning and Community Development)
4. Consideration of the minutes for the February 11, 2008 Planning Commission Technical Advisory Committee meeting.
5. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.
6. Questions and Discussion
7. **ADJOURNMENT**

For additional information concerning UDC amendments contact Trish Wallace at (210) 207-0217 patricia.wallace@sanantonio.gov, Richard L. Milk at (210) 207-5495 richard.milk@sanantonio.gov, Nina Nixon-Mendez at (210) 207-2893 Nina.NixonMendez@sanantonio.gov. For information concerning the schedule or meeting location contact Donna Schueling at (210) 207-5016 or donna.schueling@sanantonio.gov

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.



**Planning Commission
Technical Advisory Committee
& Planning Commission**

~ February 11, 2008 ~

MINUTES

PRELIMINARY ITEMS

1. 11:40 A.M. – Call to Order

2. Roll Call

<u>Members Present:</u>	<u>City Staff Continued:</u>
Cecilia Garcia	Fernando DeLeon, Assistant Director, DSD
Francine S. Romero	Pablo Martinez, DSD
John Friesenhahn	Jasmin Moore, DSD
Ben Youngblood	Donna Schueling, DSD
Linda Holsonback	Debbie Reid, DSD
Gene Dawson, Jr.	Joan Miller, DSD
Erika Jucknies	Temple Kennedy, DSD
Steve Hanan	Bill Telford, DSD
Bob Liesman	John Osten, DSD
Mike Cude	Richard Chamberlin, DSD
Jody Sherrill	Luz Gonzales, DSD
Fred Pfeiffer	Patrick Howard, Planning & Community Development
Peggy Tedford	Richard Milk, Planning & Community Development
	Trish Wallace, Planning & Community Development
<u>Members Absent:</u>	Lauren Edlund, Planning & Community Development
Susan Wright	Michael Taylor, Planning & Community Development
Ann Van Pelt	Joe G. Mendoza, Planning & Community Development
Brad Peel	Nina Nixon-Mendez, Planning & Community Dev.
	Zenon Solis, Housing and Neighborhoods Section
<u>City Staff</u>	Abraham Diaz, Housing and Neighborhoods Section
Melissa Ramirez, DSD	Susan Guinn, City Attorney's Office
Thomas Carrasco, DSD	David Clear, CMSA
Elizabeth Carol, DSD	Bob Browning, Public Works
Christopher Looney, DSD	Christina De La Cruz, Public Works
Juan Ramirez, DSD	Samuel Sanchez, Parks & Recreation

OTHER ITEMS

3. **Briefing and consideration of a request initiated by Councilmember Diane Cibrian, District 8, requesting a zoning amendment to the Unified Development Code regarding the minimum acreage requirement for MPCD (Master Planned Community District) zoning districts. (Development Services Department)**

Mr. Christopher Looney gave an overview of the adoption of the 2001 Unified Development Code with the minimum acreage requirement for this district being 100 acres. He stated that a request was initiated by Councilmember Diane Cibrian to lowering the minimum acreage requirement to 25 acres. It was discussed that the original 100 acres was an arbitrary number that was placed in the code as a starting point.

The members addressed concerns regarding other issues within the section that needed addressing, but those would need to be discussed during the annual update.

Motion: Francine S. Romero to recommend that the minimum acreage requirement of the Master Planned Community District (MPCD) from 100 acres to 25 acres.

Second: Mike Cude

Opposed: None

Motion Passed

4. Briefing and consideration concerning amendments to the Unified Development Code (UDC): Article II. "Use Patterns," to add Section 35-209 related to "Form Based Development", and amending the Table of Contents, UDCII:1; and Article III. "Zoning," to add Section 35-357 pertaining to "Form Based Zoning District," and amending the Table of Contents, UDC III:2. (Department of Planning and Community Development)

- 35-209(a)(1) Statement of purpose – to change the word policies to philosophies or goals.
- 35-209(b)(2) B to add the statement "The exception shall be that the Form Based Zoning District and Use Pattern shall not supersede the ERZD requirements.
- 35-209(b)(3) B to change the word developer to applicant; to add the statements "The CRC shall have regularly scheduled meetings held twice per month. Applicants shall make request to be placed on CRC agenda one week before the scheduled meeting date."; and Staff will propose new wording for CRC duties.
- 35-209(b)(3)(C) should refer to current UDC appeal procedures.
- 35-209(b)(5) Correct the numbering 1,2 & 3 to A, B & C.

5. Consideration of the minutes for the February 4, 2008 Planning Commission Technical Advisory Committee meetings.

Motion: Francine Romero to adopt the minutes from the February 4, 2008 meeting

Second: Jody Sherrill

In Favor: Unanimous

Opposed: None

Motion Passed

6. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.

The Planning Commission Technical Advisory Committee did not enter into Executive Session.

7. Questions and Discussion

It was discussed whether or not a full traffic study was necessary during the process.

The committee scheduled the next Planning Commission Technical Advisory Committee meeting for Monday, February 25, 2008 11:30 a.m.-1:30 p.m.

8. ADJOURNMENT, 1:15 P.M.

APPROVED:

Ms. Cecilia Garcia – Chairperson